



South Capitol Street Corridor and Baseball Master Plan Public Meeting

May 24, 2005



*South Capitol Street Corridor and
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**ANACOSTIA
WATERFRONT
INITIATIVE**

Presentation Overview

What We Heard

Neighborhood Development

Environment and Open Space

South Capitol Street

Traffic and Parking

Ballpark Orientation and Design

Guiding Principles for Completion of Masterplan



Neighborhood Development

Table discussion focused on how residents would like to see the area around the ballpark develop and how the ballpark district could best be integrated with the surrounding neighborhoods.



Neighborhood Development

Key Issues include:

1. Land uses / retail
2. Arts and Historic Preservation
3. Economic Development
4. Affordable Housing
5. Community Services
6. Communication and Outreach
7. Streets
8. Transportation



Neighborhood Development

Key Public Concerns	Response
Retail and Entertainment <ul style="list-style-type: none"> •Neighborhood-serving retail •Entertainment-type businesses near ballpark 	<ul style="list-style-type: none"> •Zoning requires retail on a portion of M Street - can be amended to expand this requirement to achieve an appropriate mix of retail and other desirable uses
Arts and Historic Preservation <ul style="list-style-type: none"> •Importance of arts community in the area •Reuse, where possible, historic structures for art purposes (galleries, community arts program, etc.) 	<ul style="list-style-type: none"> •Zoning and District approval processes can encourage historic structure preservation, retention of historic street patterns and provision of arts uses
Economic Development <ul style="list-style-type: none"> •Provide jobs, job training and business opportunities for local residents 	<ul style="list-style-type: none"> •DC Department of Employment Services and the DC Office of Local Business Development will work with local residents and businesses.



Neighborhood Development

Key Public Concerns	Response
Affordable Housing <ul style="list-style-type: none">•Maintain existing affordable housing and community services	<ul style="list-style-type: none">•District Government is committed to maintaining existing affordable housing and community services in the area•New/proposed housing at SW Waterfront and Capper/Carrollsborg will include at least 900 affordable housing units
Community Services/Recreation <ul style="list-style-type: none">•Provide additional services and programs for youth and seniors•Encourage collaborative effort with the Nationals to engage local youth in recreational opportunities	<ul style="list-style-type: none">•DCSEC and National Foundation commitment to identify and fund community youth sports and arts & entertainment programs•Partner with area recreation centers such as King Greenleaf



Neighborhood Development

Key Public Concerns	Response
<p>Communication and Outreach</p> <ul style="list-style-type: none">•Keep residents informed throughout the planning process and ballpark construction	<ul style="list-style-type: none">•Four public meetings/workshops along with presentations to ANC and community groups have occurred as part of planning process•Zoning Commission public hearing on text amendment•Commitment to other means of ongoing communication and outreach beyond the planning process



Neighborhood Development

Key Public Concerns	Response
Streets <ul style="list-style-type: none">•Streetscape improvements around the ballpark and Metro stations•Pedestrian access across South Capitol St	<ul style="list-style-type: none">•District Department of Transportation (DDOT) will address streetscape improvements and take actions to improve access across South Capitol Street.
Transportation <ul style="list-style-type: none">•Parking in the neighborhoods and traffic impacts on local residents•Establish shuttles/circulator bus for residents to move back/forth between SE and SW neighborhoods and to transport baseball patrons from other Metro stations•Capacity of metro station	<ul style="list-style-type: none">•DDOT will address parking and traffic impacts (note - baseball parking will not be allowed on residential streets)•Explore capacity of ALL area Metro stations (Navy Yard, Capitol South, Waterfront, Eastern Market, and Anacostia) and aggressively market use of the variety of public transit opportunities



Environment and Open Space

Participants were asked for their feedback regarding protection of the environment and creation of open space with respect to ballpark development and South Capitol Street corridor.



Environment and Open Space

Key Issues include:

1. Activity and program
2. Development balance
3. Sustainability
4. High Quality Design
5. Jobs and Economic Development



Environment and Open Space

Key Public Concerns

- Place the River at the Center
- Create open space that benefits the neighborhood, not just the development
- Focus on new activities on the river and along the river

Recommendations/Responses

- Full public access to the river, along the riverwalk and better ways to cross it.
- A series of open spaces along the NW side of the river, and a large park along the SE shores at Poplar Point will reinforce each other
- A mix of programs and complementing uses, continuous river trail system
- 35'-75' public ROW along the River, connecting to other parts of DC



Environment and Open Space

Key Public Concerns

- Balance the impact of new development with new open spaces and parks

Recommendations/Responses

Guidelines and zoning:

- 35'-75' public ROW along the shores
- W-2 zoning located along the north waterfront limits building heights to 70'
- Plans require public ROW to the water at 1st Street SE, New Jersey, and 4th Street



Environment and Open Space

Key Public Concerns

Ensure sustainable development and high quality design which enhances the river and neighborhoods:

- New Landscapes
- New Streetscapes
- New Frederick Douglass bridge
- Riverfront Development



Recommendations/Responses

- Cleaning the river a core masterplan policy
- LEED requirements for new development
- Public infrastructure that is innovative and people-friendly



Environment and Open Space

Key Public Concerns

The River as a source of jobs and new activities



Recommendations/Responses

New programming and economic development opportunities include:

- New small business opportunities (kiosks, waterfront retail and restaurants)
- New public facilities along the waterfront
- Expand programs for youth and environmental learning
- Explore historic preservation opportunities



Environment and Open Space

Open Space Programming

- Treatment of the River's edge to include natural edges and constructed bulkheads
- Boating opportunities to be expanded (motorized, non-motorized, marinas, tie-ups)
- Strike a balance between game day and non-game day events
- Include a variety of open space types - formal, informal, memorials
- Riverwalk as recreational and transportation element



South Capitol Street Corridor

Table discussion centered on community concerns regarding neighborhood impacts resulting from corridor build out.



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South Capitol Street Corridor

Key Public Concerns

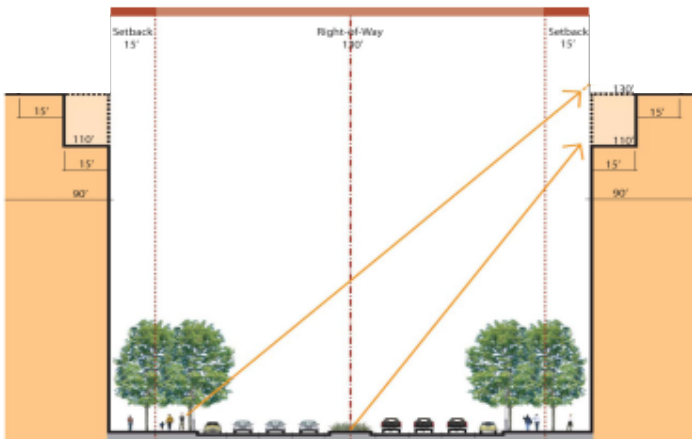
Density of Development

- Neighborhood impacts of the scale and density of development
- Concern that Poplar Point development will block views to the west from Anacostia
- Residents concerned about “overdevelopment” and associated impacts

Recommendations/Responses

Density of Development:

- Building setbacks to create pedestrian-friendly spaces
- Building heights to be set back above 110 feet to reduce visual impact
- Important new view corridors to be maintained as part of Poplar Point development
- Current zoning allows for dense development along the major corridors and building heights that step down near the Anacostia River



South Capitol Street Corridor

Key Public Concerns

Traffic and Noise

- Area needs to be more pedestrian friendly
- Concern over traffic and noise
- Some residents were concerned about light rail noise and vibration
- Some residents favor retaining the M Street underpass to avoid conflicts with high speed commuters

Recommendations/Responses

Traffic and Noise

- The corridor will have more plentiful crosswalks, pedestrian refuges, wider sidewalks and on-street parking to protect pedestrians
- Extra setbacks and double row of trees on will buffer traffic impacts
- Noise barriers are not being considered on S. Capitol St as they would be unsightly
- Light rail alignment is planned for M Street with additional study necessary for South Capitol St. alignment
- Tunnel at M St is still under consideration
- Changing land uses will reduce direct conflicts between dump trucks and residents



South Capitol Street Corridor

Key Public Concerns

Parks and Open Space

- Open space as a new amenity for the neighborhood, not just for the benefit of new development
- Some people wanted to know more about monument sites and were unsure where an appropriate gateway to the city should be placed

Recommendations/Responses

Parks and Open Space

- Parks are proposed throughout the area for a variety of uses:
 - M Street Squares, South Capitol Oval, Riverwalk, Ballpark Plazas
- Ballpark site will create new public spaces that can be used on non-game days
- Monument sites are planned throughout the corridor
- The Frederick Douglass Bridge is an enhanced new gateway to the Capitol and new neighborhood connection between east and west sides of the river



South Capitol Street Corridor

Key Public Concerns

Land-use:

- Need for year-round commercial use
- Where can emerging arts uses be relocated within the district, or will they would be forced to move away

Recommendations/Responses

Land-use

- Retail can be a new anchor in the neighborhood to serve both existing residents and visitors
- Ground level uses should be required at key locations
- Explore adaptive reuse of older buildings in the area around the ballpark



South Capitol Street Corridor

Outstanding Key Issues/Questions

Density of Development:

- Height of development at terminus of South Capitol Street

Traffic and Noise:

- M Street underpass: tradeoffs with aesthetics, traffic capacity, pedestrian access and adjacent land uses

Parks and open space:

- Size and programming of open space at ballpark riverfront
- Size and programming of open space at terminus of S. Cap Street
- Programming of M Street parks

Land-uses:

- Scale and type of retail development at Ballpark



Transportation & Parking

Table discussion centered on community concerns regarding transportation and parking impacts resulting from ballpark development and how those impacts will be addressed.



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Transportation & Parking

Key Public Concerns	DDOT Response
Parking <ul style="list-style-type: none"> •Limit impact of event parking •Prohibit event parking in residential areas •Inform residents of event and parking information, including towing and enforcement •Neighborhood parking affected by future light rail development •Consideration of parking meters along waterfront for residents 	<ul style="list-style-type: none"> •Promote remote parking via shuttle bus and transit connections in coordination with MDOT and VDOT •Enforcement and towing by DPW •Public information campaign •Streetcar implementation •Comprehensive parking strategy
Neighborhood Impacts <ul style="list-style-type: none"> •Traffic impact of ballpark on the community, especially during rush hours •Commuter traffic / neighborhood traffic / ballpark traffic •Avoidance of ballpark traffic on residential streets •Ballpark construction impacts (construction vehicles and roadway detours) on neighborhood •Noise barriers along South Capitol Street 	<ul style="list-style-type: none"> •Ballpark traffic impacts addressed in DDOT Anacostia Access Study (at www.ddot.dc.gov) •DDOT will work with MLB to design traffic management plan.....DDOT's job is to advocate for DC residents



Transportation & Parking

Key Public Concerns	DDOT Response
Neighborhood Impacts <ul style="list-style-type: none"> •Conduct existing conditions traffic study •Impacts to viewshed along both sides of river •Change start times of baseball games to minimize impacts to transportation system 	<ul style="list-style-type: none"> •DDOT conducted traffic study of existing conditions as part of Anacostia Access Near Term Improvements, which includes near-term recommendations •River viewsheds are an important asset and are playing into decisions about even temporary maintenance of traffic
New Development <ul style="list-style-type: none"> •Traffic impact on the community •Coordination of the all the new development in the area to ensure no over-development 	<ul style="list-style-type: none"> •Traffic impact analyzed under separate study
Transportation Studies <ul style="list-style-type: none"> •Integration of all transportation studies (SW Waterfront, Maine Ave, M Street, South Capitol Street, 11th St Bridge, 14th St Bridge) •Schedule of completion for transportation studies •Future of SW-SE Freeway and the proposed tunnel •Future light rail on M Street 	<ul style="list-style-type: none"> •NEPA Implementation Master Plan will address integration of all transportation studies – completion June 2005 •Schedule on website or available from Kathleen Penney •Streetcar on M St is part of long-term vision •Tunnel is still part of the overall South Capitol Corridor plan



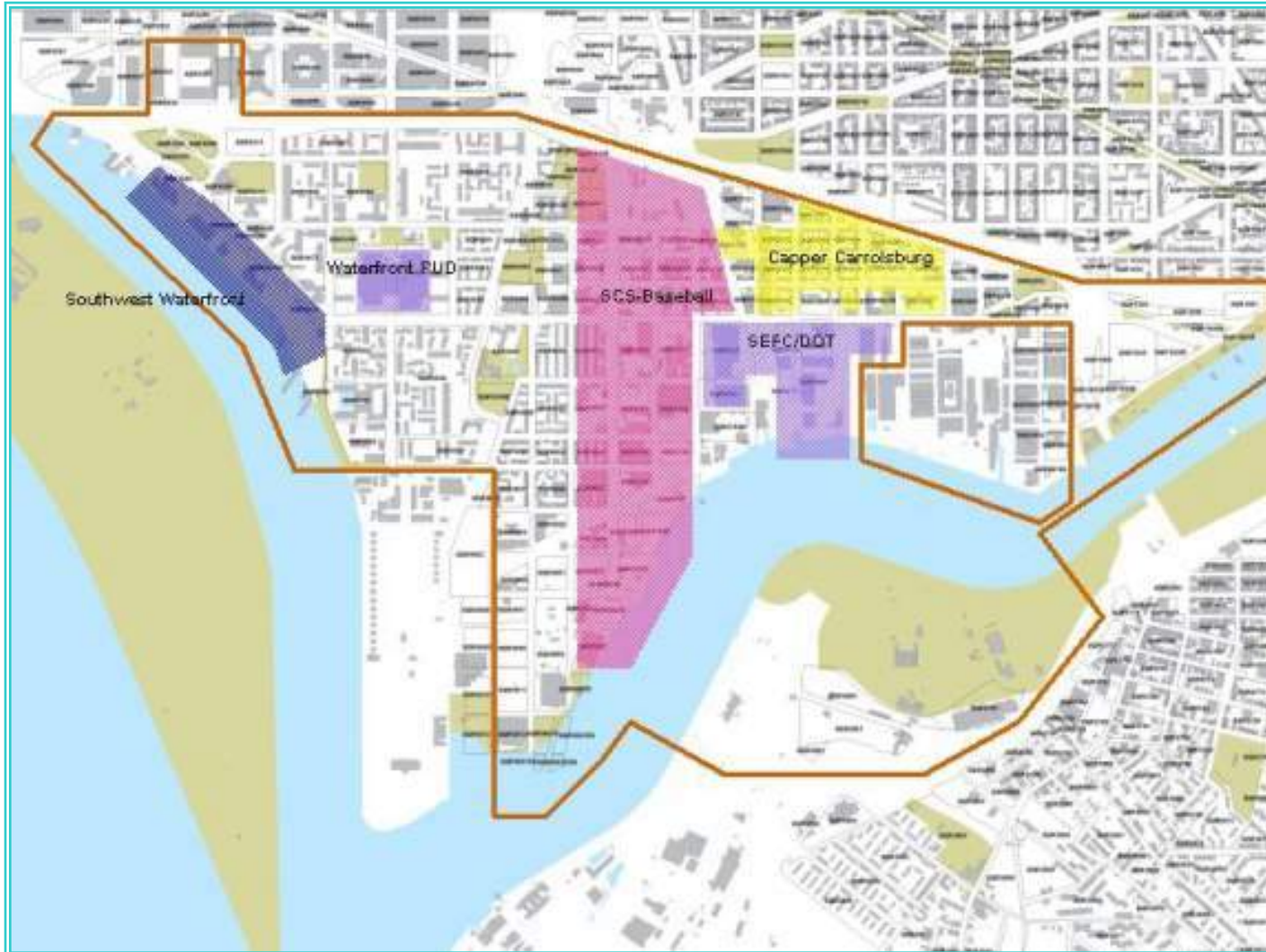
Transportation & Parking

Key Public Concerns	DDOT Response
Alternative Modes of Travel <ul style="list-style-type: none">•Timely improvements of transit service for ballpark (WMATA)•Considerations of bicycles•Inclusions of water taxi service•Consideration of rowing clubs	<ul style="list-style-type: none">•Improvements for Navy Yard Station are part of plan•Water taxi RFP out, have accepted proposals•Rowing clubs, marinas, water taxi are integral elements of the South Capitol corridor plan
Public Involvement <ul style="list-style-type: none">•Continued and consistent public involvement	<ul style="list-style-type: none">•Public meetings for individual AWI projects•<i>Next meeting:</i> South Capitol Street EIS – June 8th & 14th



Transportation & Parking

Minimizing the Impacts of Ballpark Event Parking

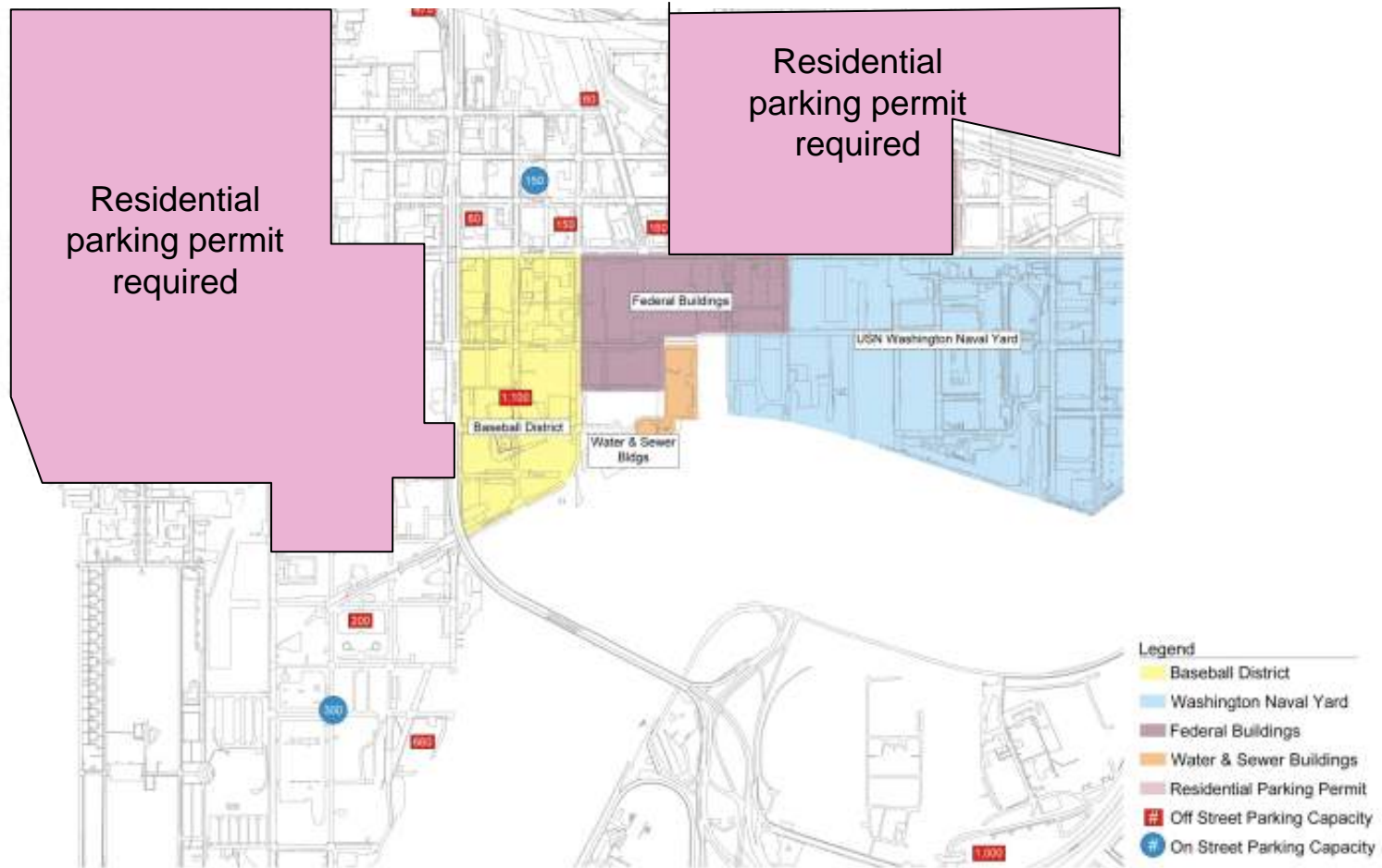


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Transportation & Parking

Parking within and near Ballpark District
(No ballpark parking in adjacent residential neighborhoods)



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Ballpark Site and District

Table discussion focused on how ballpark can be designed to be a good neighbor and a great sports venue for Washington.

1. Orientation
2. Noise & Light
3. Access
4. Sustainability
5. Mixed Use Activity
6. Massing & Character



Ballpark Site and District

BALLPARK ORIENTATION

Key Public Concerns

Orient ballpark to create unique venue and fan experience.

Recommendations/Responses

- Northeast orientation has potential to engage neighborhood to north.



PETCO PARK, SAN DIEGO



Ballpark Site and District

BALLPARK ORIENTATION

Key Public Concerns

Orient ballpark to create unique venue and fan experience.

Recommendations/Responses

- Southeast orientation has potential for strong relationship with river.



ORIENTATION TO ANACOSTIA



SBC PARK, SAN FRANCISCO



PNC PARK, PITTSBURGH



Ballpark Site and District

NOISE & LIGHT

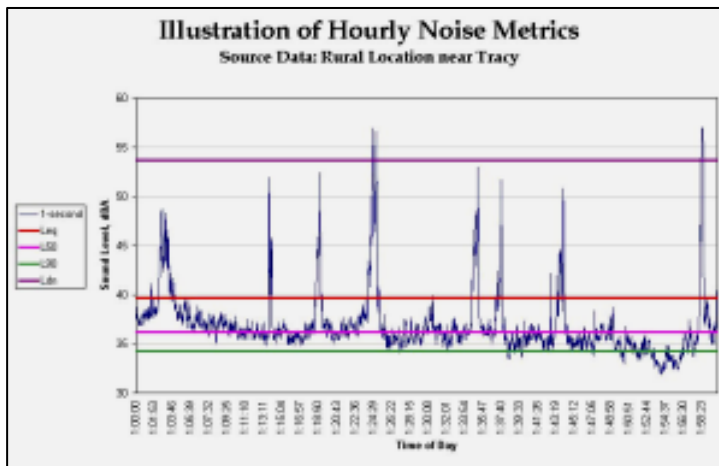
Key Public Concerns

Design ballpark to minimize noise and light infiltration to neighborhood.



Recommendations/Responses

- Acoustical modeling during design
- Seating bowl as noise and light barrier
- Sound system that directs sound to audience not neighborhood.
- Zoning Text Amendment requires DCSEC to address both noise and light



Ballpark Site and District

ACCESS

Key Public Concerns

Discourage automobile use and traffic congestion within the neighborhoods.

Recommendations/Responses

- Create active and lively pedestrian environment.
- Promote walking and biking as a viable alternative to the automobile.



Ballpark Site and District

ACCESS

Key Public Concerns

Discourage automobile use and traffic congestion within the neighborhoods.



Recommendations/Responses

- Text amendment to limit on-site baseball parking to 1,225 cars, below grade encouraged
- Enforcement residential permit parking zones in Southeast and Southwest



Ballpark Site and District

ACCESS

Key Public Concerns

Discourage automobile use and traffic congestion within the neighborhoods.

Recommendations/Responses

- Promote high use of transit, both metro rail, bus and shuttle
- Reinforce pedestrian, bicycle and shuttle access to transit
- Provide on-site facilities for bike parking



Ballpark Site and District

SUSTAINABILITY

Key Public Concerns

The ballpark should employ “state-of-the-art” approaches to sustainability.



Recommendations/Responses

- Zoning text amendment includes green design as a priority, including review of storm water management and recycling practices
- LEED certification is goal.

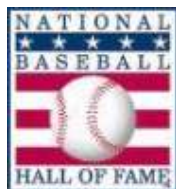


Ballpark Site and District

ACTIVITY

Key Public Concerns

Encourage year-round activity around ballpark (e.g., ground level retail uses, a baseball museum, an artist's colony, etc.)



Recommendations/Responses

- Ensure emerging neighborhood development includes a mix of uses including neighborhood and regional retail, residential, office, commercial recreation
- Ballpark should include special programmatic elements unique to Washington (e.g., Hall of Fame, DC Baseball Museum, etc.)
- Zoning text amendment requires 20% of ballpark exterior frontage to be retail/entertainment uses



Ballpark Site and District

OTHER DESIGN ISSUES

Key Public Concerns

- Compatible massing with adjacent neighborhoods
- Scale and character of South Capitol Street edge.
- Potential blockage of inland views to Anacostia



Recommendations/Responses

Zoning text amendment recommends the following:

- 15' setback requires along South Capitol Street
- Requirement of upper story step back
- Views to major monuments and the river should be protected
- 50% transparency of the façade at the ground level of the ballpark



Ballpark Site and District

Proposed Ballpark Text Amendment Guidelines

- (a) Help achieve the objectives of the CG Overlay District;
- (b) Minimize noise, particularly into adjacent residential neighborhoods;
- (c) Minimize light spill, particularly into adjacent residential neighborhoods; and
- (d) Minimize parking and traffic conflict between Ballpark patrons and neighborhood residents;
- (e) Encourage alternative forms of transportation, including bicycles;
- (f) Minimize conflict between vehicles and pedestrians;
- (g) Recognize monumental South Capitol character but also the residential neighborhood context;
- (h) Be in context with the surrounding neighborhood and street patterns;
- (i) Provide for openness of views and vistas around the Ballpark;
- (j) Provide for safe and convenient movement to and through the site;



Overview of Draft Key Guiding Principles

1. Uses & Activities
2. Scale & Neighborhood Compatibility
3. Environment & Open Space
4. Transportation
5. Economic Development & Community Services



Guiding Principles

USES AND ACTIVITIES

- Ensure that there are year-round activities not just on game days
- Promote the arts as a major activity and destination
- Include retail that is neighborhood-serving
- Maintain affordable housing in area



Guiding Principles

New Mixed Use Neighborhoods Around the Ballpark



ARTHUR CAPPER NEIGHBORHOOD



MIXED USE RETAIL/RESIDENTIAL



SOUTHEAST FEDERAL CENTER



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Guiding Principles

A Diversity of Retail Opportunities and Experiences



ANCHOR RETAIL



WATERFRONT RETAIL



NEIGHBORHOOD RETAIL



FOOD AND ENTERTAINMENT



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Guiding Principles

SCALE AND NEIGHBORHOOD COMPATIBILITY

- Maintain key views to and from the Anacostia
- Create appropriate scale relationship with South Capitol St. and neighborhoods
- Minimize noise impacts on adjacent neighborhoods
- Preserve existing historic buildings wherever possible



Guiding Principles

ENVIRONMENT AND OPEN SPACE

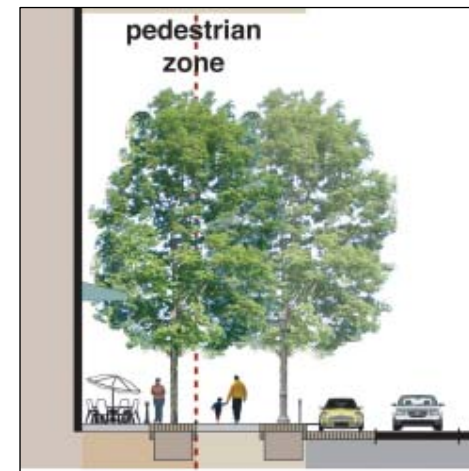
- Introduce measures to improve quality of stormwater runoff
- Ensure that ballpark and adjacent development are designed as “green buildings”
- Enhance riverfront as public recreational resource



Guiding Principles



Streetscape Improvements along Major Pedestrian Routes

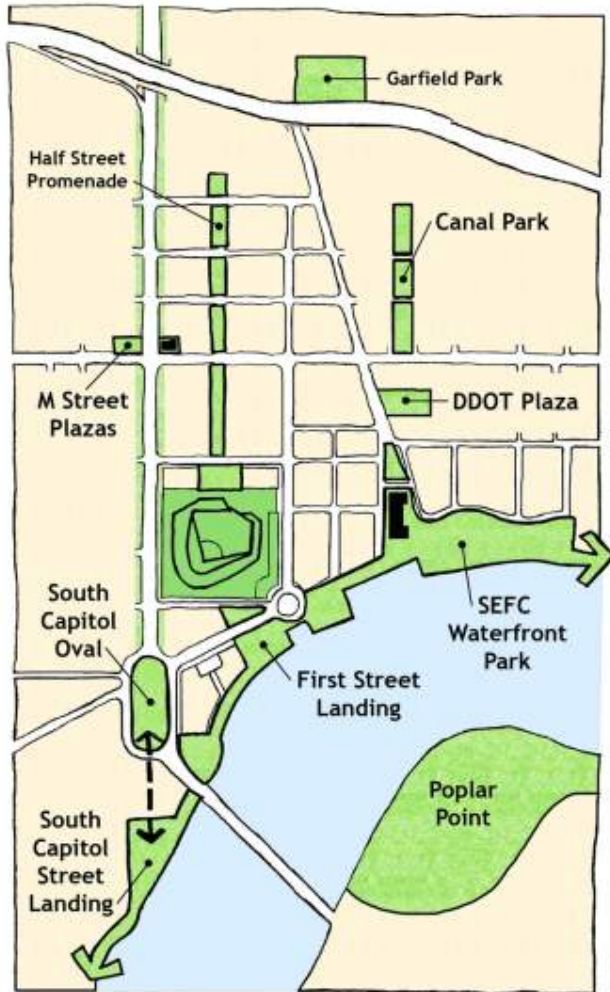


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Guiding Principles

A Linked Network of Open Spaces



WATERFRONT PARKS/PROMENADES



BALLPARK EVENT SPACE



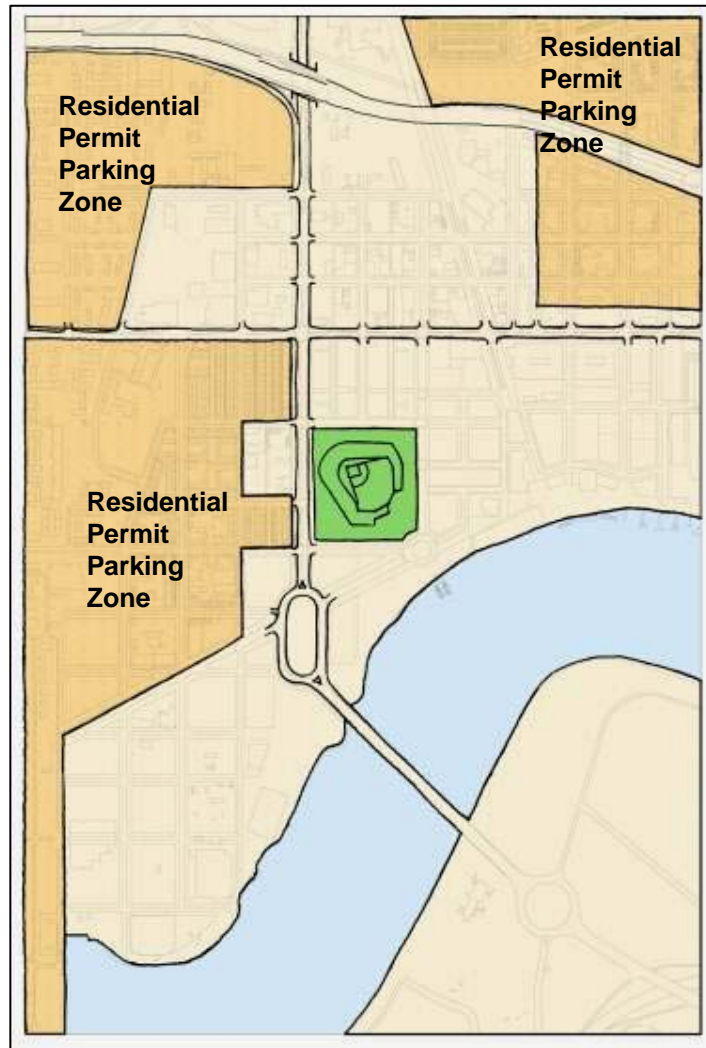
RETAIL PROMENADE



CANAL PARK



Guiding Principles



Protection of Neighborhoods from Overflow Ballpark Parking



NEIGHBORHOOD PERMIT PARKING



ON-SITE AND SHARED PARKING PROGRAM



Guiding Principles

TRANSPORTATION

- Reduce demand for automobile use by promoting other modes
- Maximize use and effectiveness of transit
- Enhance viability of pedestrian and bicycle environment
- Control and manage traffic to avoid neighborhood impacts
- Control parking infiltration into neighborhoods



Guiding Principles

ECONOMIC DEVELOPMENT AND COMMUNITY SERVICES

- Provide jobs training and business opportunities for local residents
- Provide additional services for youth and seniors
- Keep community involved throughout construction process



Concerns are Being Addressed Thru Multiple Planning & Design Efforts:

1. **Proposed Ballpark Text Amendment** which will regulate new development in the area including the ballpark.
2. **Ballpark District Development Strategy**, being developed by the Anacostia Waterfront Corporation to coordinate public and private actions
3. **Ballpark Facility Design**, being prepared by HOK Sports for the Sports and Entertainment Commission
4. **DDOT Transportation Improvements**, underway and planned....
5. **South Capitol Street Planning Study**, which sets forth a long-term vision for this key corridor.



Agency Updates

- DC Sports and Entertainment Commission
- District Office of Property Management
- District Department of Transportation
- District Department of Employment Services
- Office of Planning



END



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